

PRESENT:

Leland J. Roper
Max Bennett
Don Bird
Cecil Losee
Willis Morrison

Mayor and presiding
Councilman
Councilman
Councilman
Councilman

ABSENT:

Thomas Callister

Councilman

OTHERS PRESENT:

Neil Forster
Ray Valdez
John Quick
Warren Peterson
Dorothy Jeffery

Public Works Superintendent
City Building Inspector
City Engineer
City Attorney
City Recorder

Grant Neilson
Don Dafoe
Ruth Hansen
Pat Davies
DeLano Church
Glen Swalberg
Jared Weaver
Ellsworth E. Weaver
Jim Christensen
Sid Mortensen
Loy Crapo
David Church
Sherry Lewis
Tillie Farnsworth
Winona Tolbert
Ellen Allred
Eileen Finlinson
Kenneth Topham
Art Jeffery
D. Scott Nickle
Gil Trujillo
Roger W. Stowell
Dusty Callister
Mike Jackson
Fred Wright
Bob Pendray
Jim Pendray
Robert Harris

City Resident
Chairman City Planning/Zoning
City Resident
Portraits Forever Studio
City Resident
Delta City Chamber of Commerce
Flight One
University of Utah
City Resident
City Resident
City Resident
Middle School
Leon's Custom Drapes
Middle School PTA
Middle School PTA
Middle School PTA
Middle School PTA
Millard County School Dist.
Quality Market - Chamber of Commerce
Delta City Chamber of Commerce
Delta City Chamber of Commerce
IPA
Middle School Student
Middle School Student
Sierra III, Inc.
Pendray Const.
Pendray Development
Harris Development

There were several others present that did not sign the attendance roster, whose names do not appear on the above list.

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Mayor Leland J. Roper called the meeting to order at 7:00 p.m. He stated the meeting was a regularly called City Council meeting and that the time, place and agenda of the meeting had been posted at the Delta City Offices and that copies had been mailed to each member of the governing body two (2) days before the date of the meeting and to the Millard County Chronicle; the Millard County Gazette and the local radio station, KNAK, at least 24 hours before the meeting.

Dorothy Jeffery, the Delta City Recorder, was present and acted as secretary.

APPROVAL OF MINUTES OF NOVEMBER 16, 1981 PUBLIC HEARING

Minutes of a Public Hearing held November 16, 1981 at 6:30 p.m. at the Delta City Offices, for the purpose of receiving and considering public comments regarding the proposed ordinance establishing compensation for the elected officials and other officers of the City of Delta, were presented to council for their review and consideration of approval. Council reviewed the minutes after which Councilman Bird MOVED the minutes be approved as presented, MOTION SECONDED by Councilman Bennett, and received the unanimous affirmative vote of all councilmen present.

APPROVAL OF MINUTES OF NOVEMBER 16, 1981 REGULAR CITY COUNCIL MEETING

Minutes of a Regular City Council Meeting held November 16, 1981, were presented to the council for their review and consideration of approval. Attorney Peterson suggested the minutes could be shortened if the letters and comments regarding the application of annexation for Delta Estates were deleted and a reference to them be put in the minutes instead. Council agreed. Mayor Roper asked if there were any other comments, there being none, Councilman Bennett MOVED the minutes be approved as corrected, MOTION SECONDED by Councilman Morrison. Motion carried.

GIL TRUJILLO - CHAMBER OF COMMERCE TASK FORCE

Gil Trujillo, Chairman of the Chamber of Commerce Task Force, presented a letter to the council regarding a proposed redevelopment district for the downtown area of Delta City. Letter is on file in the office of the City Recorder, Dorothy Jeffery, for public review.

The chamber proposed that Delta City Council adopt a resolution to create a redevelopment district as soon as possible and requested the council place a moratorium on approval of additional zoning for commercial property until the redevelopment district proposal has been completed.

The Chamber is concerned about establishing 1981 as the base year for the redevelopment district.

Attorney Peterson stated the legal procedure to establish a redevelopment district was:

1. Creation of a Redevelopment Agency
2. Resolution authorizing a Redevelopment District study,
3. Establishing of Public Hearing date on redevelopment district plan,

Mayor Roper explained to those in attendance, that John Willie has been working on a study of a redevelopment district for the downtown area for several months, copies of this study will be available for the December 09, 1981 Planning and Zoning Meeting.

Mr. Trujillo stated they would plan to use the boundary as shown on the Master Plan and land use map for the central business district.

It was mentioned that a study is being completed of all of the businesspersons within the Delta City area and to date all of the business's contacted were very much in favor of a redevelopment district for the downtown area.

A moratorium was requested on additional zoning of commercial property, however, Attorney Peterson stated it would be very difficult to grant a moratorium but the commercial property could be controlled with zoning.

It was the decision of the council this matter be placed on the city council agenda next Monday, November 30, 1981 for further action.

DAVID CHURCH - MIDDLE SCHOOL PRINCIPAL, DISCUSSION REGARDING THE SAFETY OF CHILDREN GOING TO AND FROM THE MIDDLE SCHOOL.

Principal Church, Superintendent Kenneth Topham and members of the PTA discussed with council, some of the problems they are facing regarding the safety of the school children that are walking to and from school.

Mr. Church had his students do a survey from 100 East on 300 North to 450 East for one-half hour before school and one-half hour after school. They found there were approximately 100 cars/buses on the street in that time frame and about 280 students walking in the same area. With no sidewalks in most of the area the children are out in the street for the mostpart which creates a very dangerous situation.

A map of the area was reviewed by the council and a traffic pattern for the students to walk on was discussed.

SHERIFF ED PHILLIPS - POLICE DEPARTMENT PROPOSAL

Mayor Roper explained Sheriff Phillips had discussed the Police Department Proposal with him and it was decided the Sheriff would wait and make his presentation to the new administration after the first of the year.

PENDRAY ESTATES PRELIMINARY PLAT E AMENDMENT

Mayor Roper stated he had not put Pendrays on the agenda but they had requested their amended preliminary Plat E of their subdivision be considered for council approval.

This item was on the agenda some time ago and was tabled because of the questions on 4th North Street. The Mayor told council Pendrays have said they have no interest in the 4th North property at all at this time. Pendrays had requested 4th North be vacated and sold to them for their development at one time but the city denied their request, so they changed their plans of the subdivision.

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Councilman Morrison suggested there should be two (2) access roads between the Harris and Pendray's propertyies, if at a later date it is determined only one road is needed we could change the plan to only one road. Councilman Morrison also felt that a condition of the approval on the amended plat for Pendrays should be a written statement from them stating they will relinquish any interest in the property of 4th North Street.

Following a general discussion of the request, Councilman Morrison MOVED the Council grant the approval of the amended Preliminary Plat E of the Pendray Subdivision subject to the following conditions:

1. Their main streets in the subdivision will tie into the presently dedicated streets on the North side of 4th North.
2. There will be two (2) access streets between the Pendray and Harris properties.
3. A written statement from Pendrays, stating they will relinquish any interest in the property of 4th North Street.

Mayor Roper asked if there were any further comments or discusison regarding the matter, there being none, Councilman Bird SECONDED the motion and received the unanimous affirmative vote of all councilmen present.

JARED WEAVER - FIXED BASE OPERATION PROPOSAL FOR DELTA CITY AIRPORT.

Mr. Weaver stated they would like to put a hangar office complex at the Delta City Airport on the East of the FAA Building. Copies of the proposal and plans were displayed for the council's reveiw. Copies are on file in the office of the city recorder for public review.

The plans include:

1. To begin doing services on aircraft as a fixed base operation.
2. Aircraft renting
3. Aircraft leasing
4. Flight instructions.
5. Aircraft charter
6. Maintenance of aircraft
7. Ground instructions
8. Aircraft sales

There was a general discussion of the above proposal, the present contract with Burrastons on the airport, the fuel for aircrafts and revenues could be generated at the airport if the proposal is accepted.

It was the opinion of the council more time was needed to study the proposal of Mr. Weaver before any council action could be taken.

The next item of business discussed was the letters of objections to the zone change from R1-A to R1-B on 2/3 of lot 1 Block 20 (Bill Garrett's Proposal for four plex units) protested by Jerry Christensen, Sidney Mortensen and Loy Crapo. Mayor Roper asked if the council wished to take any action on this issue.

Mayor Roper read a letter from Planning and Zoning Commission which stated they would recommend the city deny the request of Bill Garrett for a zone change on the above mentioned property allowing four plex units to be built. Letter is on file in the office of the city recorder for public review. After due consideration of the objections were discussed and the recommendations of the Planning/Zoning reviewed, Councilman Bennett MOVED the request for a zone change on the above mentioned property be denied, MOTION SECONDED by Councilman Bird. Motion carried.

COUNCILMAN MORRISON - DISCUSSION ON ORDINANCE REVISION, ELECTION SECTION OF THE CODE OF ORDINANCE AND SETTING PUBLIC HEARING DATE.

Councilman Morrison informed council the ordinance revision committee is trying to set up a time schedule to get the ordinances completely revised by the end of theyear.

Councilman Morrison suggested a public hearing date be set for December 21, at 6:00 p.m. for the purpose of receiving public comment regarding the revision of the ordinance.

Attorney Peterson presented each councilman with a looseleaf copy of the revised ordinance that were completed to date and requested the council review them prior to the public hearing date. There are 19 pages completed with approximately 100 pages to be included in the revised ordinance when completed.

Councilman Morrison stated there were some concerns regarding the "Municipal Elections Laws" he then asked Attorney Peterson to explain them to the council in detail. A copy of the election laws were presented to each councilmen for their review.

There were many comments of the different types of election proceedings from both the council and those persons in attendance at the meeting.

Following the discussion of the above, Councilman Bird MOVED the council adopt the primary election procedures 20-5-11, MOTION SECONDED by Councilman Losee and recieved the unanimous affirmative vote of all councilmen present.

Councilman Morrison told council a meeting was scheduled for Wednesday at 9:00 a.m. for the ordinance revision committee and asked any of the council that wanted to attend to do so.

Item #9 on the agenda, Discussion of Budget, was not discussed as some of the councilmen had not picked up their copy of the budget and would need more time for reviewing it prior to any council action being taken.

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IPP MASTER PLAN DISCUSSION

Letters from Planning and Zoning Committee, dated November 12, 1981, were read by Mayor Roper, recommending the council approve the IPP's concept Plan Phase one (1), temporary housing; the Harmon, Debenham PUD Concept and Mitch Myers nineteen (19) acres for hwy. commercial.

The main concern of the council regarding the IPP Master Plan is the nineteen (19) acres owned by Mitch Myers aoned at the present time hwy commercial on the master plan.

Don Dafoe, Chairman of the Planning and Zoning Committee, explained that the hwy. commercial would allow such things as motels, service stations, truck stops, cafes, trailer sales and other such business's.

It was pointed out by Councilman Bennett an area such as this was needed for the above mentioned business because they have been zoned out of any other area in Delta.

Robert Harris commented on the fact that the nineteen (19) acres seemed to be to deep for hwy. commercial and suggested the owners future plans may be to request, at a later date, a change from hwy. commercial to central business which in effect could be turned into the project's own central business district.

Attorney Peterson stated the council does have the policy and procedures set up and therefore, do have the final decision on the matter.

After further discussion of the issue, it was the opinion of the council the matter should be tabled at this time, thus allowing time for the council to further review the complete project more thoroughly.

At this point in the meeting, Jim Pendray stated he thought the Pendray Project discussion was going to be at the end of the agenda and asked what action the council had taken on the matter.

The motion that had been made and approved earlier in the meeting, was explained to Mr. Pendray.

Bob Pendray reminded the council, a year ago when their project was discussed at council meeting and they had been told they could not use the road in question so they changed their plans accordingly.

After further discussion, Robert Harris suggested he and the Pendrays work together on the plans for the two (2) developments and access roads from one property to the other, Mr. Harris further stated he would try to have some proposed plans for his development to be presented to the council at the next council meeting.

Mayor Roper expalined to Mr. Harris he would have to meet with the Planning and Zoning Committee prior to presenting his development plans to the council.

Other business discussed:

Councilman Bennett asked what the city policy was on the city crew decorating for Christmas on the different business's in town. He felt the city should either decorate for any business that wanted them to or not do it at all.

It was the opinion of the council that by next year the city crew may be too busy to do the job and by that time the DeltaCity Chamber of Commerce would be in a position to take care of the decorating.

Mayor Roper asked if there was any further business or comments anyone wished to make there being none, Councilman Bird MOVED the meeting be adjourned MOTION SECONDED by Councilman Losee, motion carried, meeting adjourned at 10:35 p.m.



Leland J. Roper, Mayor
Delta City.



Dorothy Jeffery, City Recorder
Delta City.

MINUTES OF A PUBLIC HEARING HELD NOVEMBER 16, 1981
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Thomas Callister
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Mayor and Presiding
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ABSENT:
None

OTHERS PRESENT:

Warren Peterson

City Attorney

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